

City Council Workshop  
June 6, 2018

# Commercial Districts Ordinance Update



# Tonight's Agenda

Overview

Mixed Use

# City Council Review Schedule

<b>May 16, 2018</b>	City Council Workshop 1
<b>May 23, 2018</b>	Planning and Economic Development Committee Meeting
<b>May 30, 2017</b>	Special Planning and Economic Development Committee Meeting
<b>June 6, 2018</b>	<b>City Council Workshop 2</b>
<b>June 13, 2018</b>	Planning and Economic Development Committee Meeting
<b>June 13, 2018</b>	City Council Workshop 3
<b>June 20, 2018</b>	City Council Public Hearing

# Provided Tonight

Planning and Economic Development Committee Presentation | May 23, 2018

Planning and Economic Development Committee Presentation | May 30, 2018

City Council Modifications Table

Written Public Comment Received (since Planning Commission PH, up to tonight)

Update Public Comment Matrix

# Summary of Updates

## C-1 Zoning District Design and Development Standards

*Building Design:* The purpose of the enhanced design standards is to meet the comp plan policies to continue the Scandinavian heritage and small-town waterfront fishing village character.

*Site Design:* Additional standards for site design, including pedestrian features and connections, landscaping, and hardscape features (seating areas, steps, boulders, plazas).

*Building Height:* Consistent with comp plan policies, the building height for the C-1 zoning district is limited to 35' by eliminating the 10-foot height bonus for underbuilding or undergraduate parking.

*Lot Coverage:* New standards for lot coverage are proposed to maintain the intimate pedestrian-scale character of downtown.

*Shopfront Overlay:* A new overlay to preserve the historical development pattern along Front Street defined by small parcels, pedestrian scale buildings, and retail and service uses.

*Mixed Use Opportunities:* Mixed use is proposed through mixed use structures, and for commercial zoned through lots bordered by Front Street on the west and 3<sup>rd</sup> Avenue on the east as a mixed-use site.

# Summary of Updates

## **Revisions to Commercial Use Table**

Amendments to Table 18.80.030, Commercial Zoning Districts Use Table, to respond to the changing retail market through the growth of online sales.

Additional uses are proposed in all C zones to allow for tech and IT, biotechnical, research and development, and electronics uses; light assembly and fabrication uses completely within enclosed buildings; and handcrafted artisan type products, crafts, or food processing.

Refinement of uses allowed in the C-1 zoning district storefront overlay, to ensure the businesses in downtown continue to provide the diverse and unique shopping experiences, products or eating/drinking opportunities not found online or at typical retail settings. Some uses are proposed to be located above or behind the primary storefront uses of retail, services and food/drink establishments.

Amendments to Table 18.80.030 to prohibit self-serve mini storage facilities in the C-3 zoning district, while continuing to allow the use in the C-2 and C-4 zoning districts.

# Summary of Updates

## C-2, C-3, and C-4 Development Standards

Building design, site and parking lot landscaping, and screening standards were all reviewed with some amendments proposed.

Revised or new site, landscaping and building design standards for the C-2, C-3 and C-4 districts.

Revisions and consolidations of building design standards for architectural details, articulation, roof expression, exterior materials and colors.

Revisions to landscaping standards for setbacks and parking lots.

Additional site design standards for self-serve mini storage in the C-2 and C-4 zoning districts and allowing existing mini storages in the C-3 zoning district to expand within existing property boundaries.

# Summary of Updates

## **Additional Development Standards**

Modifications to mobile vendors to clarify the allowance of food trucks and associated standards.

Clarification to mechanical screening requirements.

Addition of standards for trash and recycling screening.

Amendments to mixed-use structures to respond to market trends.

Creation of standards for a “mixed-use site” for properties with street frontage off Front Street NE on the west and 3<sup>rd</sup> Avenue NE on the east.

Added language to allow stand-alone residential buildings on corner lots located at Moe St NE and 3<sup>rd</sup> Avenue NE and NE Hostmark Street and 3<sup>rd</sup> Avenue NE. However, residential units located adjacent to Moe St NE and NE Hostmark Street shall be constructed to commercial standards (including parking) to accommodate future conversion.

Additional lighting standards and requirement for a photometric plan.

MIXED-USE

# Mixed-Use

- Mixed use – locating residential units within commercial zoning districts. 2009 Comprehensive Plan Update with significant policy support.
- Mixed use is either vertical, horizontal, or combination of both.
  - Downtown has historically had residential units above commercial.
  - Current zoning ordinance allows for vertical in all C zones, and horizontal and vertical in C-2 (Viking Avenue with incentives) and C-3 (SR 305) as a Planned Mixed Use Development.
- Increased interest in past 12-18 months in vertical mixed use in C-1 zoning district.

# Regional, County and Local policy direction

- PSRC's Vision 2040 Regional Growth Strategy directs mixed use as an important strategy.
- Kitsap Countywide Planning Policies designated Poulsbo Town Center as a mixed use center in 2004.
- Poulsbo Comprehensive Plan includes numerous policies supporting mixed use in all C zones.
- Mixed Use is identified as an appropriate reasonable measure.

# Mixed Use Considerations

- The question is *not* whether the City should allow mixed use – this has already been answered through regional, countywide and local policy direction.
- The specific questions are -
  - How should mixed use be designed to fit into the character and scale of C-1 downtown?
  - How to address density?
  - What uses should be located on first floor?

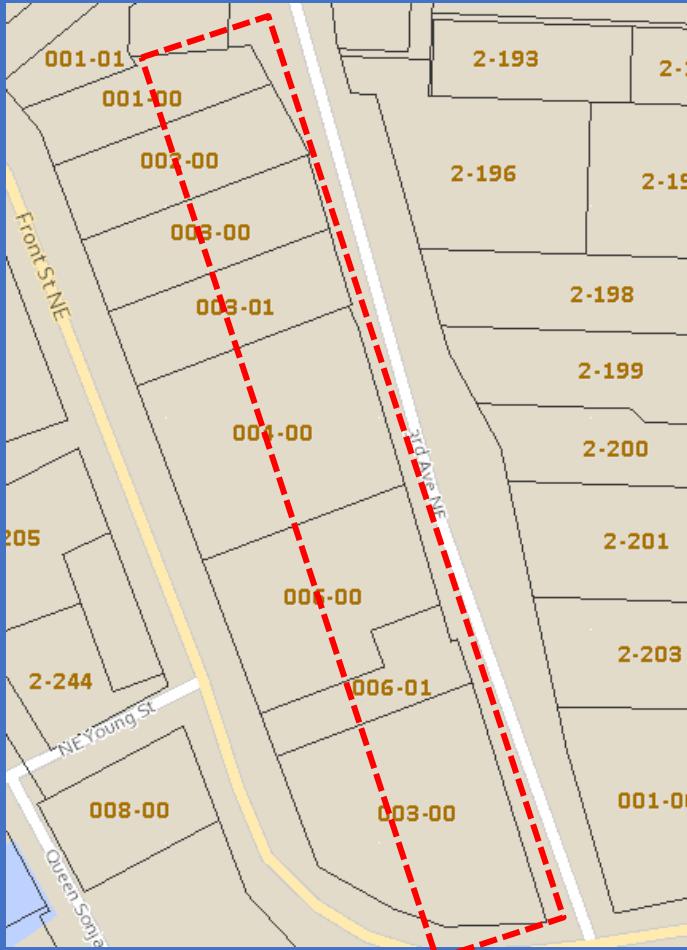
# Mixed Use Considerations

## HOW SHOULD MIXED USE BE DESIGNED TO FIT INTO C-1 ZONING DISTRICT?

### *Vertical Mixed Use*

- Draft proposes eliminating the height bonus, capping the height of new mixed use structures to 35'.
- Draft proposes decreasing lot coverage from 100% to 85%.
- Draft proposes enhanced building design purpose statement and architectural/site standards for new buildings in C-1/Shopfront.
- Draft supports and specifically identifies “Scandinavian” heritage and character as critical features.
- Draft clarifies parking requirements:
  - ✓ Commercial/Retail use: 1 parking space per 300 square feet.
  - ✓ Residential use: 1 parking space per studio/one bedroom; 2 spaces per two bedroom.

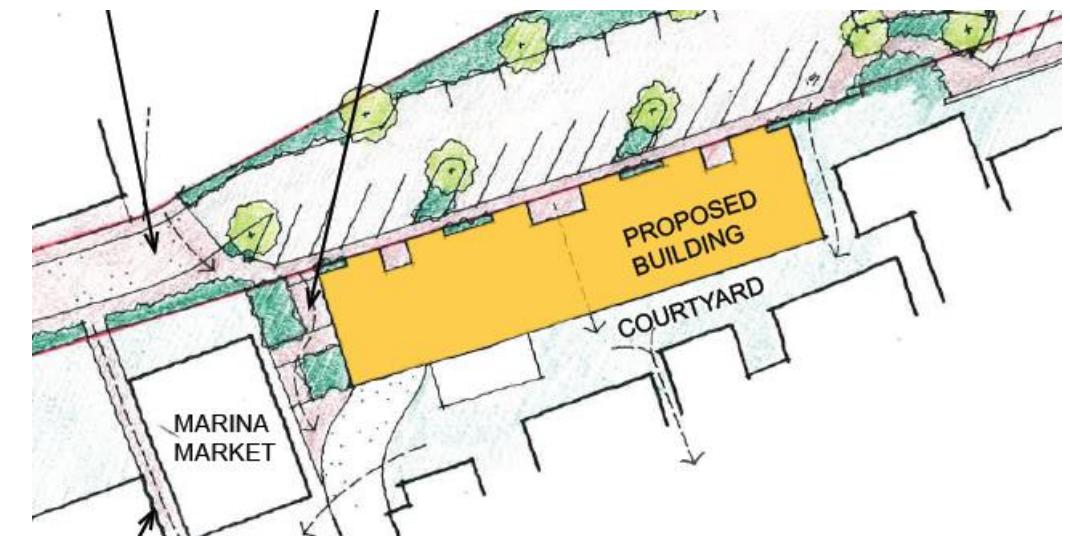
# Proposed Mixed Use Site



## HOW SHOULD MIXED USE BE DESIGNED TO FIT INTO C-1 ZONING DISTRICT?

### *Horizontal Mixed Use*

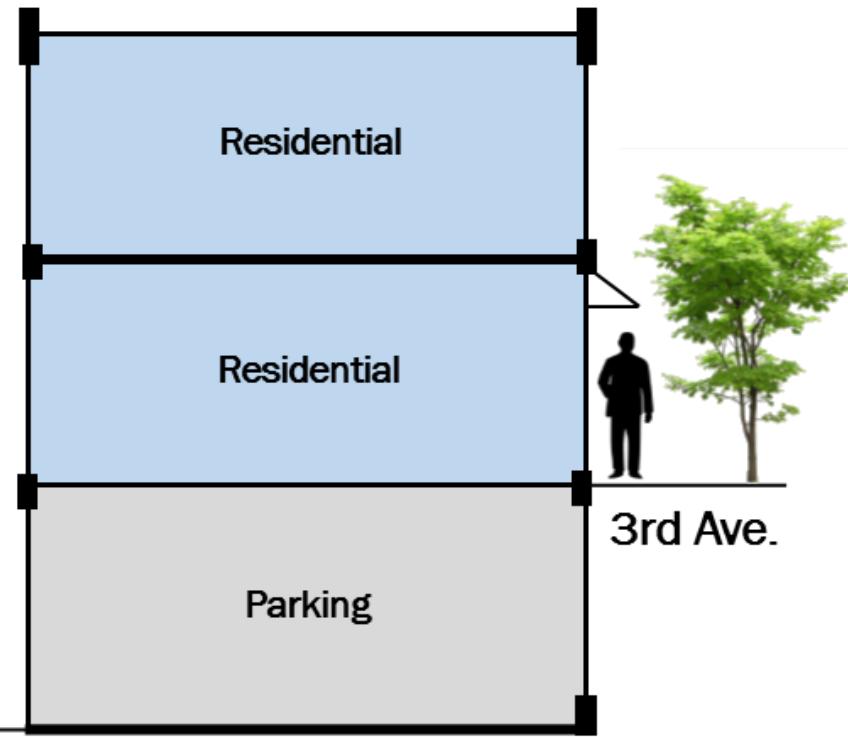
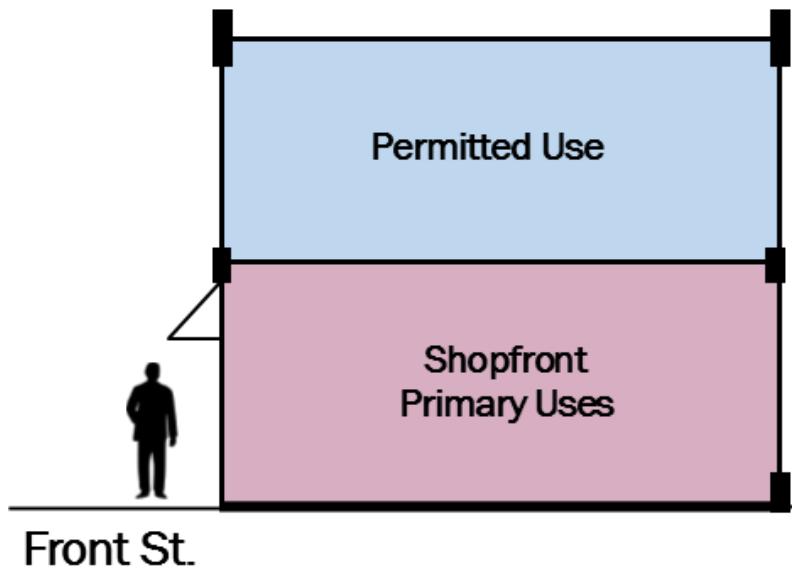
18.80.080 K



Residential uses near downtown Poulsbo provide housing opportunities within walking distance of its amenities and features. Through-lots which have street frontage off Front Street NE on the west and 3<sup>rd</sup> Avenue NE on the east, present an opportunity to offer stand-alone residential units on commercially zoned properties. Building and site design shall compliment the character of the Shopfront Overlay, including unique street-facing building facades and pedestrian scale massing.

# Proposed Mixed-Use Site

*Conceptual Image*



# Mixed Use Considerations

## HOW TO ADDRESS DENSITY?

1. *Draft proposes allowing setbacks, parking, lot coverage and height of the zoning district to determine number of residential units allowed (this is also the current standard) .*
  - *Staff continues to recommend this option. There is ability to restrict standards further if desired.*

*Other options include:*

2. *Establish proportionate standards for how much the building square footage can be utilized for commercial use and residential use.*
  3. *Provide a maximum density in C-1 zoning district.*
  4. *Provide a maximum density in C zoning districts for mixed use structures that utilize 45' height bonus.*
  5. *Identify a mixed use overlay district.*
- *Determining the ‘right’ density number is difficult without taking into consideration market feasibility, conditions and rents.*

# Mixed Use Considerations

## WHAT USES SHOULD BE LOCATED ON THE FIRST FLOOR?

1. Draft proposes requiring commercial uses on the first floor along street frontage, and other uses can be allowed behind. Other uses may include those that support the residential uses, such exercise rooms, lobbies, community rooms/meeting spaces, hospitality suites, and parking – but not residential units.

*Other options include:*

2. Require commercially permitted uses only on the first floor.
3. Require commercial uses on the first floor along street frontage and allow other uses (as defined above) and allow residential uses behind.
4. Allow conversion space by requiring first floor to be constructed and parked to commercial standards but allow for residential use until market demand supports commercial use. **Draft proposes this option for two ‘bookend’ 3<sup>rd</sup> Avenue properties.**
5. Make no requirement for any commercial space and allow full-residential structures in the C zones.

# City Council Decision Points

## HOW SHOULD MIXED USE BE DESIGNED TO FIT INTO C-1 ZONING DISTRICT?

Do you support the new and enhanced standards for vertical mixed use in C-1/Shopfront overlay?

- *If no, what additional standards do you wish to see included?*

Do you support the creation of a new horizontal mixed use, through the “mixed use site” provisions?

- *If no, do you recommend deletion of this section?*
- *If yes, do you agree with the Planning Commission proposal for conversion space on 1<sup>st</sup> floor of ‘bookend’ sites?*

# City Council Decision Points

## HOW TO ADDRESS DENSITY?

Do you support the proposed approach to density?

- *If yes, are there further restrictions? Parking, height, lot coverage, setbacks standards.*
- *If no, which option do you prefer? Proportion, density range, overlay? How do you recommend we determine the 'right' number(s)?*

# City Council Decision Points

## WHAT USES SHOULD BE LOCATED ON THE FIRST FLOOR?

Do you support the proposed approaches to uses on the first floor of vertical mixed use?

- *If no, which option do you prefer?*
- *If yes, do you support conversion option for 3<sup>rd</sup> Avenue mixed use site 'bookends?'*

# Thank You.

Questions or Comments:

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